

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0004.0A**P.C. DATE:** February 28, 2017**SUBDIVISION NAME:** Resubdivision of Lots 2 & 3, of the resubdivision of Lots 1 & 2,
J.D. Horne Addition**AREA:** 0.61 acres**LOT(S):** 3**OWNER/APPLICANT:** Bodhi Group, LLC
(Yusuf Johnson)**AGENT:** Land Answers, Inc.
(Jim Wittliff)**ADDRESS OF SUBDIVISION:** 4016 Valley View Rd.**GRIDS:** G19**COUNTY:** Travis**WATERSHED:** West Bouldin Creek**JURISDICTION:** Full**EXISTING ZONING:** SF-3-NP**NEIGHBORHOOD PLAN:** South Lamar (suspended)**PROPOSED LAND USE:** Single-Family

VARIANCES: A variance to section 25-4-175 to allow a residential flag lot(s) has been requested. The applicant is proposing one residential flag lots with this application. The applicant has obtained approval from the Fire Department to verify accessibility for emergency responders, approval from the Austin Water Utility, Austin Energy, and the City Arborist to verify there is adequate room for the required utilities and enhanced tree protection on the site. It is the Staff's opinion that the proposed subdivision is compatible with the surrounding development, and is consistent with other flag lots within the neighborhood. It should also be noted that there are no known deed restrictions on the site, and a note has been added that requires all addresses for residential lots utilizing a flag lot design must be displayed at their closest point of access to a public street for emergency responders. Because the application meets the flag lot criteria as required by the Land Development Code, the Staff recommends approval of the variance.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lots 2 & 3, of the resubdivision of Lots 1 & 2, J.D. Horne Addition subdivision composed of three lots on 0.61 acres. The applicant is proposing to resubdivide two existing lots into a three lot subdivision for residential uses.

STAFF RECOMMENDATION: If the variance is approved, the staff recommends approval of the plat. With variance approval, this plat would meet all applicable State and City of Austin LDC requirements.

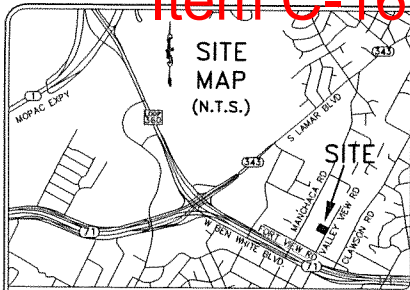
PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala
Email address: cesar.zavala@austintexas.gov

PHONE: 512-974-3404



CASE#: C8-2016-0004.0A
ADDRESS: 4016 VALLEY VIEW RD.
PROJECT: RESUBDIVISION OF LOTS 2 & 3, OF THE
RESUBDIVISION OF LOTS 1 & 2,
J.D. HORNE ADDITION
CASE MANAGER: CESAR ZAVALA



STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS:

THAT BODHI GROUP LLC, ACTING HERON THROUGH ITS MANAGING MEMBER, YUSUF JOHNSON, BEING OWNER OF A 0.6164 ACRE TRACT BEING ALL OF LOTS 2 & 3, OF THE RESUBDIVISION OF LOTS 1 & 2, J.D. HORNE ADDITION, A SUBDIVISION RECORDED IN VOLUME 77 PAGE 57, PLAT RECORDS, TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOC. NO. 2015086015, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE THE SAID 0.6164 ACRE TRACT IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

(RESUBDIVISION OF LOTS 2 & 3
OF THE RESUBDIVISION OF LOTS
1 & 2, J.D. HORNE ADDITION)

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

YUSUF JOHNSON, MANAGING MEMBER DATE:
BODHI GROUP LLC.
13492 RESEARCH BLVD STE 120-411
AUSTIN, TX 78750

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BODHI GROUP LLC, ACTING HERON THROUGH ITS MANAGING MEMBER, YUSUF JOHNSON KNOWN TO ME TO BE THE ENTITY WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF 20, AD.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(NAME: _____)

MY COMMISSION EXPIRES: _____ DATE: _____

SURVEYOR'S CERTIFICATE

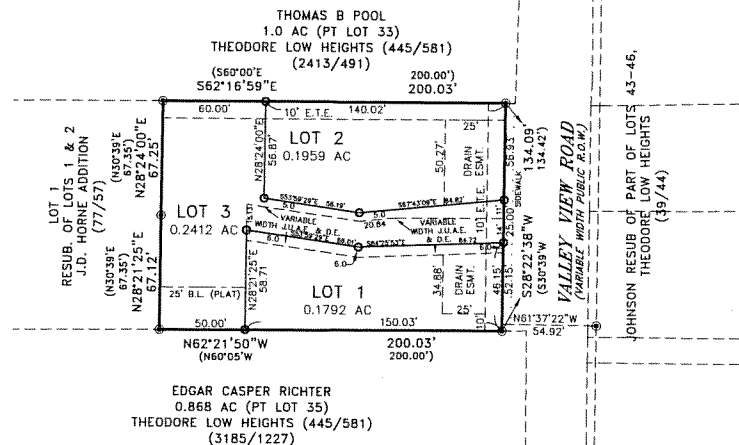
I, HERMAN CRICHTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLES BOTH THE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1989 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION IN MARCH OF 2015.

I FURTHER CERTIFY THAT THIS TRACT LIES WITHIN ZONE "X" AREAS OUTSIDE THE 500-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF AUSTIN, PANEL NO. 48453C0585H, EFFECTIVE SEPTEMBER 26, 2008.

HERMAN CRICHTON, R.P.L.S. 4046
SURVEYING BY
CRICHTON AND ASSOCIATES
TBLS Firm # 101727-00
6448 East Highway 200
Suite B105
Austin, Texas 78723
(512) 244-3395
Orders@CrichtonandAssociates.com

15_130

RESUBDIVISION OF LOTS 2 & 3, OF THE RESUBDIVISION OF LOTS 1 & 2, J.D. HORNE ADDITION



LEGEND
① 1/2" IRON PIN FOUND
② 1/2" IRON PIN SET
③ CORNER
④ WATER WELL
⑤ RECORD INFORMATION
⑥ POINT OF BEGINNING
⑦ ADJ. AC. - ADJ. USE ACCESS EASEMENT
⑧ SIDEWALK

AREA TABLE		
LOT #	ACREAGE	SD. FT.
1	0.1792	7,810
2	0.1959	8,533
3	0.2412	10,507
3 FLAG	0.0694	3,027
3 BUILDABLE AREA	0.1850	7,480
ALL	0.6164	26,850

GENERAL NOTES:

- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B, OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LESS THAN AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO

CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

10) A FEE-IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR 6 DWELLING UNITS VIA CASE CB-2015-0109.0A.

11) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: VALLEY VIEW ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

12) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

13) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

14) ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.

15) PRIOR TO AN ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY RESIDENTIAL STRUCTURE(S) IN THIS PLAT, ALL RESIDENTIAL AREAS MUST BE SPRINKLED.

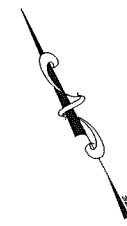
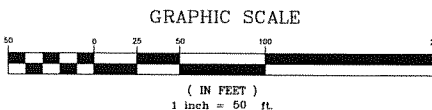
16) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

17) AN INCREASE IN EMERGENCY VEHICLE ACCESS DISTANCE HAS BEEN APPROVED FOR LOT(S) 3 AS REQUESTED BY THE OWNER, PER EXCEPTION 3 TO SECTION 503.1.1 OF THE CITY OF AUSTIN FIRE CODE IN EFFECT ON THIS DATE. THIS EXCEPTION IS LIMITED TO CONSTRUCTION OF NO MORE THAN TWO SINGLE FAMILY RESIDENCES IMPACTED BY THE INCREASED EMERGENCY VEHICLE ACCESS DISTANCE.

18) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.

19) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS."

20) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES."



ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE DAY OF 2015.

STEPHEN OLIVER, CHAIR JAMES SHIEH, SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL JURISDICTION OF THE CITY OF AUSTIN, ON THIS THE DAY OF 20.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE DAY OF 2015, AD.

J. RODNEY GONZALES, DIRECTOR
Development Services Department

THE STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 20, AD. AT O'CLOCK M., AND DULY RECORDED ON THE DAY OF 20, AD. AT O'CLOCK M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS DAY

OF 20, AD.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY DEPUTY

REVISED: DEC. 14, 2016
PLAT PREPARATION DATE: JAN 7, 2016*
APPLICATION SUBMITTAL DATE: JAN. 7, 2016

DATE: JAN. 7, 2016	CASE NO. CB-2016-0004.0A
SCALE: 1" = 50'	JOB NO. 15_130



MEMORANDUM

TO: Members of the Planning Commission

FROM: Cesar Zavala, Planner Senior
Development Services Department

DATE: February 21, 2017

SUBJECT: C8-2016-0004.0A Resubdivision of Lots 2 & 3, of the Resubdivision of
Lots 1 & 2, J.D. Horne Addition

The applicant for the above referenced subdivision application has requested a variance from Section 25-4-175(A)(2) of the Land Development Code to utilize a flag lot design for a resubdivision creating three residential lots with one flag lot. In reviewing the variance request, staff evaluated the request based upon the criteria below, (see criteria and staff response):

(i) has provided accessibility for emergency responders;

The applicant has met with Austin Fire Department review staff and AFD staff has determined that the flag lot configuration proposed will not inhibit accessibility for emergency responders.

(ii) has adequate room for required utilities

The applicant has provided a driveway and utility plan to reviewers for the City of Austin Water and Wastewater review and Austin Energy Departments. The reviewers have determined after review of the utility/driveway plan that there is adequate room to provide utility service to both lots and utilities will not cross the proposed new lot lines.

(iii) enhances environmental and tree protection;

The applicant has provided a tree survey to arborist staff with the City of Austin and the arborist have no objections or further recommendations.

(iv) is otherwise compatible with the surrounding neighborhood;

Other lots fronting Valley View Rd. have been subdivided using the flag lot configuration. North of this property at 3913 & 3915 Valley View Rd. and south of this property at 4025 through 4201 Valley View Rd. the properties have been resubdivided as flag lots. Additionally, lots at the intersection of Fort View Rd. and Valley View Rd have been resubdivided as flag lots. As well as lots fronting the road east of the property on Clawson Rd. also have flag lots.

The immediate area is zoned SF-3 which is the appropriate zoning for the proposed use. See attached, Surrounding Neighborhood Exhibit which generally shows the development pattern in the immediate vicinity..

(v) the applicant provides a copy of any existing private deed restrictions;

The applicant has determined that there are no existing private deed restrictions that apply to this property.

Based upon review of these criteria, staff **recommends** the variance request to develop a flag lot as a part of this resubdivision request.

Land *ANSWERS, Inc.*

Development Planning Consultants

3606 Winfield Cove
Austin, Texas 78704
(512)416-6611 • Fax (512)416-6610

landanswers@sbcglobal.net

January 6, 2016

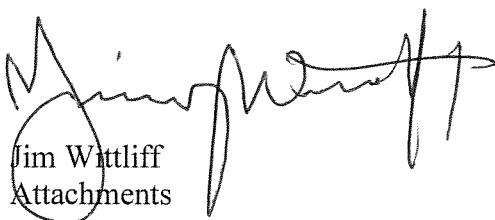
Austin Planning Commission
c/o Cesar Zavala
City of Austin
P.O. Box 1088
Austin, Texas 78767**RE: Resub of Lot 1, of the Resubdivision of Lots 1 & 2, J.D. Horn Addition**

Dear Chairman Oliver and Planning Commission Members:

We are requesting a flag lot variance for the referenced 0.616 acre property, which we are proposing to resubdivide into three duplex lots. Our proposed Lot 3 will be served via a 20 foot wide flag, which is the reason for this variance request. As required by LDC 25-4-175, we will obtain sign-offs from Fire, Austin Energy, Austin Water Utility, Plumbing Review, and the City Arborist on a 24x36 Driveway/Utility Plan. We have also demonstrated that other flag lot subdivisions already exist in the vicinity of this site.

Thank you for your consideration.

Sincerely,


Jim Wittliff
Attachments

